
8.0 DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

8.1 INTRODUCTION

This document is the Draft Mitigation Monitoring and Reporting Program (DMMRP) for the Martis Valley Community Plan Update. This DMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code and Article 18.28 of the Placer County Environmental Review Ordinance, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A DMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR. All revision to mitigation measures that were necessary as a result of responding to public comment and incorporating staff-initiated revisions have been incorporated into this DMMRP.

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The mitigation measures identified in this EIR have been structured to be incorporated as policies and/or implementation programs into the Community Plan policy document and thus, would be implemented as part of consideration of subsequent projects within the Plan area. review of the The DMMRP, as outlined in the following table describes mitigation measure and where it is to be placed in the Martis Valley Community Plan.

Placer County will be the primary agency for monitoring the mitigation measure implementation associated with implementation of the Community Plan.

The DMMRP is presented in tabular form on the following pages and would apply to the Proposed Land Use Diagram and alternatives AA, AB and AC.

8.0 REPORT PREPARERS AND REFERENCES

**TABLE 8.0-1
MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Mitigation Measure Description	Placement in Community Plan	Verification
4.1 Land Use			
MM 4.1.1a	All development projects shall conform to the provisions of the Tahoe Truckee Airport District Comprehensive Land Use Plan to include, but not be limited to, land use and height restrictions of the CLUP.	<i>Land Use Section As a Policy Under Goal 1.A.</i>	
MM 4.1.1b	Review all development projects for consistency compliance with the goals, policies and specific requirements contained within the Comprehensive Land Use Plan and Airport Master Plan for the Truckee-Tahoe Airport. Responsible Agency/Department: Planning Department Time frame: Ongoing Funding: Application fees	<i>Land Use Section As an Implementation Program</i>	
4.2 Population/Housing/Employment			
MM 4.2.2	As a condition of approval of each housing development in Martis Valley, the project applicant shall construct 5 percent of units affordable to very low income households (0 to 50 percent of area median income) and 5 percent of units affordable to low income households (50 to 80 percent of median income). Where practicable, the County shall require the future developer of each project site to construct affordable housing as early as possible. In instances where the County finds that it is not feasible to construct the affordable units, the developer shall be required to pay a fee as described in Policy 3.A.3. Responsible Agency/Department: Planning Department Time frame: Ongoing Funding: General Fund	<i>Housing Section As an Implementation Program</i>	
4.3 Human Health/Risk of Upset			
MM 4.3.1	Upon the identification of mine facilities on a project site within the Plan area, the County shall require that a detailed survey of the mine features and a hazards assessment be performed and that remedial measures be undertaken in areas of waste rock, mine tailings, and other associated contamination areas. Remediation shall be undertaken in accordance with the requirements of the County, California Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board. Remedial measures that could be implemented include, but are not limited to, the following: 1) fencing the impacted area to prohibit public access, 2) removal of mine wastes to an appropriate landfill facility, 3) consolidate and encapsulate mine wastes, restore	<i>Natural Resources As a Policy Under Goal 9.A</i>	

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	the area with vegetation, and re-route drainage, and 4) securing mine sites to restrict access and subsidence.		
MM 4.3.2	Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed in the hazardous material/waste database search or the California State Water Resources Control Board database, the County shall require that the soil and surrounding area shall be tested and remediated for potential hazardous materials in accordance with local, state, and federal regulations.	<i>Land Use Section As a Policy Under Goal 1.A.</i>	
MM 4.3.3a	The County shall review all development projects in the overflight zones of the Truckee-Tahoe Airport for consistency with its Comprehensive Land Use Plan.	<i>Transportation and Circulation Section As a Policy Under Goal 5.E.</i>	
MM 4.3.3b	The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.	<i>Transportation and Circulation Section As a Policy Under Goal 5.E.</i>	
MM 4.3.3c	The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).	<i>Transportation and Circulation Section As a Policy Under Goal 5.E.</i>	
4.4 Traffic and Circulation			
MM 4.4.1a	The County shall establish a capital improvement program for the land use map and roadway improvements ultimately approved by the County for the improvements identified in Tables 4.4-20 through 4.4-25 (depending on the land use map adopted). This would include funding and coordination for traffic improvements associated with impacts identified in the Town of Truckee as well as to state highway facilities (SR 267 and SR 28).	<i>Transportation and Circulation Section As an Implementation Program</i>	
MM 4.4.1b (Optional)	Reduce Land Use Quantities in Martis Valley Community Plan Area. (See Tables 4.4-26 through 4.4-29)	<i>Transportation and Circulation Section As an Implementation Program</i>	
MM 4.4.2a	The Circulation Diagram shall not allow public roadway access to the Sierra Meadows/Ponderosa Palisades area.	<i>Modification of the Transportation and Circulation Section</i>	
MM 4.4.2b	The Northstar Connector (if ultimately included as part of the Circulation Diagram as a public roadway) shall be designed to accommodate projected traffic	<i>Modification of the Transportation and</i>	

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	volumes with minimal local residential roadway connections. Residential lots shall be restricted from having direct access onto the Connector.	<i>Circulation Section</i>	
4.5 Noise			
MM 4.5.1a	As part of subsequent project approvals, the County shall require that construction activities be prohibited on Sundays and federal holidays and limited to daytime hours (6:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturdays).	<i>Noise Section As a Policy Under Goal 10.A.</i>	
MM 4.5.1b	As part of subsequent project approvals, the County shall require that stationary construction equipment and construction staging areas be setback from existing noise-sensitive land uses. The setback distance will be considered on a case-by-case basis and will be determined by the County as part of subsequent project review.	<i>Noise Section As a Policy Under Goal 10.A.</i>	
MM 4.5.4a	As part of subsequent residential project approvals, the County shall require that navigation easements be granted to the Truckee-Tahoe Airport District as appropriate. The purpose of the easement is to disclose to future residents that they may be exposed to occasional noise from aircraft utilizing the airport.	<i>Noise Section As a Policy Under Goal 10.A.</i>	
MM 4.5.4b	As part of subsequent residential project submittals for land areas within the designated 55 CNEL contour of the Truckee Tahoe Airport, the County shall require that the applicant incorporate mitigation that is sufficient to bring interior noise levels to 45 CNEL.	<i>Noise Section As a Policy Under Goal 10.A.</i>	
4.6 Air Quality			
MM 4.6.1	The County shall require subsequent projects to fully mitigate their construction air pollutant emissions that are in excess of Placer County Air Pollution Control District's thresholds of significance for emissions. This may include the use of low emission construction equipment, particulate matter control measures, and/or participation in Placer County's Air Pollution Control District's offsite mitigation program. Responsible Agency/Department: Planning Department Time Frame: On-going Funding: Application Fees	<i>Natural Resources Section As an Implementation Program</i>	
MM 4.6.3	The following language shall be added to policy 9.H.6: "County staff will develop, with the advice of the Placer County APCD, a mitigation fee program for indirect sources similar to that in use in western Placer County. Mitigation targets will be identified, appropriate off-site mitigation programs developed, and equitable fees established."	<i>Natural Resources Section Modification to Policy 9.H.6</i>	

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<i>4.7 Hydrology and Water Quality</i>			
MM 4.7.1a	The County shall require that each subsequent project applicant shall prepare a spill prevention and countermeasure plan describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The plan shall be incorporated into project improvement plans.	<i>Natural Resources Section As a Policy Under Goal 9.D</i>	
MM 4.7.1b	The County shall require each subsequent project clearly identify specific water quality control measures for Plan area waterways during construction activities. Water quality control features shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutant loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (e.g., Water Quality Control Plan for the Lahontan Region).	<i>Natural Resources Section As a Policy Under Goal 9.D</i>	
MM 4.7.1c	Subsequent development activities in the Plan area shall avoid disturbing or altering existing wetlands, natural waterway courses or channel conditions. Exceptions to this policy would include minor stream crossings and improvements to the waterway that enhance the waterways natural condition to convey water and improvement water quality. Exceptions will be considered on a case-by-case basis by the County and the RWQCB and must be in compliance with the Water Quality Control Plan for the Lahontan Region (Basin Plan).	<i>Natural Resources Section As a Policy Under Goal 9.D</i>	
MM 4.7.2a	The County shall require that each subsequent project develop a surface water quality control program to be incorporated into the project's storm water drainage system design. This program would specify the design of planned water quality facilities to be used in the project's drainage system, including details and methods for intercepting and improving surface water quality as well as maintenance of facilities. Water quality control features shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutant loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board.	<i>Public Facilities & Services Section As a Policy Under Goal 6.E</i>	
MM 4.7.2b	In addition to the setback requirements set forth in Policy 9.D.1, subsequent projects will be conditioned to prohibit application of fertilizers, pesticides and herbicides within waterway corridors and wetland areas. Exact buffer distances from waterways and wetlands for chemical application shall be determined on a case-by-case basis based on technical analysis of the project and in consultation with the County and the Lahontan Regional Water Quality Control Board.	<i>Natural Resources Section As a Policy Under Goal 9.D</i>	

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MM 4.7.2c	<p>The County will require that future golf courses be designed to reduce the threat to surrounding waterways and wetland areas. Specifically by minimizing total acreage of managed turf, the need for fertilizers and chemicals would be minimized and the size of natural areas would be maximized. Natural areas would promote wildlife habitat and provide buffers to the environment from higher trafficked areas. Landscaped areas shall be restricted to only greens, tees, and fairways. The golf courses shall be designed to retain natural surface drainage patterns with buffer areas and will control and divert runoff away from greens, tee, fairways and other managed turf areas to prevent leaching and erosion of chemicals applied in these areas.</p> <p>The County shall also require proper chemical management (i.e., Chemical Application Management Plans [CHAMP]) for the operation of new golf courses. New golf courses shall utilize appropriate chemical management objectives via direct application of procedures that ensure water quality objectives are met as defined by the Lahontan Regional Water Quality Control Board and California Inland Surface Waters Plan. Specific water quality objectives for new golf courses shall ensure the biostimulatory substances, floating materials, oil and grease, pesticides and sediment shall not be in sufficient concentrations to cause a nuisance, adversely affect the beneficial uses of on-site surface waters, runoff or groundwater or exceed water quality criteria set forth in the Water Quality Control Plan for the Lahontan Region (Basin Plan). Water quality objectives for nine types of element/compounds is set by the Lahontan Regional Water Quality Control Board and are presented in the Basin Plan.</p> <p>The CHAMP or similar management plan shall incorporate the following:</p> <ul style="list-style-type: none"> • A description of golf course design features that prevent direct discharges of surface runoff into stream channels and groundwater. • A description of chemicals authorized for use and approved within the State of California, along with guidelines for their application. Guidelines shall include restrictions on their use near drainage systems. Chemicals include fertilizers, herbicides, fungicides, insecticides and rodenticides. • Guidelines on the application of fertilizers and soil amendments that take into consideration the physical characteristics and nutrient content of the soil on the golf course site. • Guidelines for the irrigation of the golf course that take into consideration the field capacity of soil types and the timing with chemical applications. 	Natural Resources Section As a Policy Under Goal 9.D	

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	<ul style="list-style-type: none">• A water quality monitoring program that includes sampling would be timed with the application of soil amendments or on a regularly scheduled basis. This monitoring program shall also be implemented with consideration of the RWQCB water quality objectives for the Martis Creek at its confluence the Truckee River.• Chemical storage requirements and chemical spill response and chemical inventory response plans would be prepared and implemented.• Pesticide concentrations shall not be allowed to accumulate in bottom sediments or aquatic life, nor can chlorinated hydrocarbon pesticides be found at detectable concentrations in surface waters. Maximum Concentration Levels (MCL), per the Water Quality Goals for California Inland Surface Water for Human Health and Freshwater Aquatic Life Protection shall be met for waters in golf course lakes and other surface water bodies including streams and springs. Also, groundwaters shall not contain any chemical contaminants derived from operations in excess of the MCLs specified for domestic drinking water supplies in the CCR, Title 22, Division 4, Chapter 15 for the turf management chemical compounds including, but not limited to, 2,4-D, Atazine, Bentazon, Carbofuran, Glyphosate and Simazine.		
MM 4.7.2d	The County shall require that subsequent development projects provide open fencing and signage restricting area residents from intruding in waterway and wetland areas and providing information regarding the sensitivity of these resources to include requirements for domestic pet control.	<i>Natural Resources Section As a Policy Under Goal 9.D</i>	
MM 4.7.2e	The County shall require that snow storage areas shall be located outside of areas that drain directly into waterways, except where storm drainage and treatment facilities are provided.	<i>Natural Resources Section As a Policy Under Goal 9.D</i>	
MM 4.7.3	Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards.	<i>Natural Resources Section As a Policy Under Goal 9.D</i>	

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MM 4.7.5	The County, in coordination with the Placer County Water Agency and the Northstar Community Services District, shall require that proponents of new development demonstrate that new well facilities or expanded operation of existing well facilities will be in compliance with Section 204(c)1(B) of P.L. 101-618 and/or any subsequent standard set forth in the Truckee River Operation Agreement that requires that the placement be designed to avoid substantial effects to surface water flows or conditions. Well tests, identification of setback from waterway, appropriate hydrologic testing and/or reports from qualified professionals shall be provided verifying that no substantial impact to surface waters will occur.	<i>Public Facilities and Service Section As a Policy Under Goal 6.C</i>	
4.8 Geology and Soils			
MM 4.8.2a	As part of the geotechnical subsurface investigation work (Geology Implementation Program 2), an onsite seismic hazards analysis for subsequent projects and their supporting infrastructure will be performed to further locate and identify active fault traces. Because of their presence additional exploration will be required across these structures in several locations to accurately map their trends across the region. This information shall be utilized to adjust, if needed, the configuration of subsequent projects to ensure future structures will not be located on or near an active fault. Appropriate setbacks must then be defined per results of field investigations, and guidelines contained in UBC and CDMG (Fault-Rupture Hazard Zones in California, Special Report 42 standards). No special setbacks or project design modifications will be required if technical studies fail to identify the presence of a suspected fault or if the fault is determined to be inactive.	<i>Natural Resources Section As an Implementation Program</i>	
MM 4.8.2b	Future residential units, structures, project utilities, and infrastructure shall be designed to withstand expected seismic forces that could sustain both horizontal and vertical oscillations and net displacements of earth material along local active fault(s). This may include strengthening of foundations, offsets of structures, engineering of flexible utility connections to accommodate warping, and distributive deformation associated with faulting. These designs will meet requirements outlined by Uniform Building Code and California Department of Mines and Geology.	<i>Natural Resources Section As a Policy Under Goal 9.A</i>	

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MM 4.8.4	During review of any project would be located along a north-facing slope adjacent to areas with slopes 30 percent or greater, Placer County shall require each subsequent project provide the County with an avalanche hazard investigation report for their project. This report will document field investigations of surface conditions in areas where construction of all structures is proposed as well as typical snow accumulation and climate conditions. Evaluation of surface materials will be made to evaluate slope stability characteristics of underlying near surface conditions and probable snow conditions that will likely by present during various storm conditions. Avalanche hazard areas shall be mapped and the site design shall be modified to avoid these areas. If avoidance is infeasible, structures to be placed in the avalanche hazard areas shall designed to withstand anticipated snow loads and conditions of an avalanche consistent with the Placer County Avalanche Management Program.	<i>Natural Resources Section As an Implementation program</i>	
4.9 Biological Resources			
MM 4.9.3	<p>The County shall require that biotic resources evaluation for subsequent projects required under Policy 9.G.10 to include a focused plant survey for the following special-status plant species: Donner Pass buckwheat, plumas ivesia, Carson Range rock cress, long-petaled lewisia, Munroe's desert mallow, and American manna grass. The survey shall determine the presence/absence of these species on the site. The surveys shall be conducted by a qualified botanist during the blooming season for each species (in general, from May-August). Plant species listed after the adoption of the Martis Valley Community Plan shall also be included in the survey.</p> <p>If biotic surveys identify the presence of special-status plant species, the subsequent project will be designed to avoid the plant population including the provision of adequate buffers. If avoidance is deemed infeasible, other mitigation options shall be considered by the project. These may include, but not limited to, on- or off-site preservation of existing populations, seed and soil collection or plant transplant that ensures that the plant population is maintained. Subsequent projects shall submit a mitigation program for impacted special-status plant species that has been prepared by a qualified biologist approved by the County and shall include consultation with the appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game, Lahontan Regional Water Quality Control Board) as part of plan implementation.</p> <p>Responsible Agency/Department: Planning Department Time Frame: On-going Funding: Permit Fees</p>	<i>Natural Resources Section As an Implementation program</i>	

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MM 4.9.4	<p>The County shall require that biotic resources evaluation for subsequent projects include a mountain yellow-legged frog habitat suitability assessment be conducted on each parcel proposing a crossing over or development within stream or open water habitat area. The assessment shall include a detailed analysis of the habitat conditions present onsite and shall survey stream conditions 500 feet upstream and downstream from the proposed stream crossing. If the results of the habitat suitability survey indicate that potential habitat for this species is not present within 500 feet up or down stream of the crossing, no further study is required.</p> <p>However, if potential habitat for this species is identified during the assessment, County shall condition projects involving disturbance of a waterway channel to perform the following:</p> <ul style="list-style-type: none"> • Conduct pre-construction surveys for the mountain yellow-legged frog during the breeding season by a qualified biologist. If frogs are identified in the construction area, the biologist shall contact CDFG and/or USFWS regarding the proper methods of moving the species an appropriate off-site location prior to the onset of construction activities at the waterways. • Monitoring of construction activities within waterways until construction activities in the waterways is complete. • Conduct training session for all construction personnel regarding the mountain yellow-legged frog, including a description of the species and its habitat and materials on species in order to assist in identifying species in the field. • Revegetation and recontouring of channel conditions generally consistent with pre-construction conditions. <p>Responsible Agency/Department: Planning Department Time Frame: On-going Funding: Permit Fees</p>	<i>Natural Resources Section As an Implementation Program</i>	
MM 4.9.5a	The County shall require that construction activities within the channels of waterways identified to be potential spawning habitat of the Lahontan cutthroat trout shall not occur during the spawning season (April through July).	<i>Natural Resources Section As a Policy Under Goal 9.G</i>	
MM 4.9.5b	No structures shall be permitted in streams or watercourses within the Plan area that would result in the blockage of water flow creating a barrier to fish movement.	<i>Natural Resources Section As a Policy Under Goal 9.G</i>	

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MM 4.9.6	<p>If active nests are found during surveys associated with implementation of Policy 9.G.10, the County shall require mapping identifying the locations of identified nests. The subsequent project will be required to conduct focused nest surveys 30 days prior to the beginning of construction activities by a qualified biologist in order to determine if active nests are still present. If active nests are found, the County shall be notified on the status of the nests and no construction activities shall take place within 500 feet of the nest to avoid disturbance until the birds leave the nest, or a time deemed acceptable (e.g., when the juveniles have fledged) by the biologist. Monitoring reports summarizing nest activities shall be submitted to the County until the nest is determined to be inactive. Trees containing nest sites that must be removed shall be removed during the non-breeding season.</p> <p>If active nests that are identified involve federal and/or state listed species (under the Federal Endangered Species Act and the California Endangered Species Act) within or adjacent to the area of planned disturbance, additional setbacks, restrictions and/or mitigation may be required from California Department of Fish and Game and U.S. Fish and Wildlife Service as part of agency permitting to ensure no take of the species. Nest sites of federal and/or state listed species shall not be taken, unless approved by California Department of Fish and Game and U.S. Fish and Wildlife Service.</p> <p>Responsible Agency/Department: Planning Department Time Frame: On-going Funding: Permit Fees</p>	<i>Natural Resources Section As an Implementation Program</i>	
MM 4.9.7	<p>If bat roosts are identified on site as a result of surveys required by Policy 9.G.10, the County shall require that the bats be safely flushed from the sites where roosting habitat is planned to be removed prior to May of each construction phase (maternity roosts are generally occupied from May to August) prior to the onset of construction activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied.</p> <p>Responsible Agency/Department: Planning Department Time Frame: On-going Funding: Permit Fees</p>	<i>Natural Resources Section As an Implementation Program</i>	
MM 4.9.8	<p>The County shall require focused surveys for Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten as part of surveys required by Policy 9.G.10. If active den/burrow sites for the Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and/or</p>	<i>Natural Resources Section As an Implementation Program</i>	

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	<p>pine marten dens/nests are identified, the mitigation plan shall be developed in consultation with the California Department of Fish and Game and/or U.S. Fish and Wildlife Service to ensure no animals are killed and that den/burrow sites are properly addressed. Measures may include, but not limited to, redesign of the project (Placer County General Plan Policy 6.C.6) to provide adequately sized open space areas and corridors around den/burrow sites, capture and relocation of the species. Subsequent projects shall submit the mitigation plan that has been reviewed and approved the appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game) and the necessary regulatory permits have obtained for the Sierra Nevada red fox and California wolverine (California Endangered Species Act) to the County prior to development activities.</p> <p>Responsible Agency/Department: Planning Department Time Frame: On-going Funding: Permit Fees</p>		
MM 4.9.11a	<p>The County shall require deer migration surveys for projects located within or adjacent to the 3 corridors identified in Figure 4.9-5 of the Martis Valley Community Plan Update EIR, as part of surveys required by Policy 9.G.10. The surveys shall define the extent of deer movement across the subject property and will refine the extent of the deer corridor onsite. If a deer migration corridor is identified, the corridor shall be maintained as open space. The exact width, design and amount of allowed disturbance (e.g., trails, recreation facilities, golf courses) in the corridor shall be based on the results of the survey and shall take into account connections with adjacent open space areas, vegetation and the seasonal cover and forage requirements of the migratory deer. The open space corridor shall be mapped and its design clearly identified.</p> <p>Responsible Agency/Department: Planning Department Time Frame: On-going Funding: Permit Fees</p>	<i>Natural Resources Section As an Implementation Program</i>	
MM 4.9.11b	<p>The County shall require that subsequent projects designate building envelopes as the allowed area of disturbance on an individual parcel basis to maximize the preservation of existing vegetation. Where possible, contiguous stands of trees within development areas shall be preserved and incorporated into the project design.</p> <p>Fencing shall be limited to the building envelope of the parcel and not along parcel lines. If fencing is required along a parcel boundary, only post and cable, or other fencing methods easily cleared by wildlife, shall be installed.</p>	<i>Natural Resources Section As an Implementation Program</i>	

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4.10 Cultural and Paleontological Resources			
MM 4.10.1	The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., structural features, unusual amounts of bone or shell, human remains, artifacts, human remains, architectural remains or significant paleontological resources) are discovered. In the event cultural resources or paleontological resources are discovered, the County shall retain a qualified cultural resource specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Commission on cultural resource finds. If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are Native American, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.	<i>Cultural Resources Section As a Policy Under Goal 8.A</i>	
4.11 Public Services and Utilities			
MM 4.11.1.1	The County shall require that property currently located outside of the Truckee Fire Protection District or Northstar CSD's service areas be annexed into 1 of the fire districts prior to approval of any entitlement that allows development to occur within these sections.	<i>Public Facilities and Services Section As a Policy Under Goal 6.I</i>	
MM 4.11.4.1	The County shall require subsequent projects to demonstrate that adequate water distribution systems and connections to existing systems will be available and will be able to provide adequate flow and water quality consistent with local, state, and federal standards.	<i>Public Facilities and Services Section As a Policy Under Goal 6.C</i>	
MM 4.11.7.3	The County shall require new utility infrastructure and extensions for electrical, natural gas and telephone services avoid sensitive natural resources (e.g., wetlands, riparian habitat, sensitive habitats), be located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-ways or existing utility easements. Infrastructure siting shall comply with the policy and implementation programs set forth in Sections IV, VI, VIII, IX, and X of the Community Plan.	<i>Public Facilities and Services Section As a Policy</i>	

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MM 4.11.8.1	Placer County and the Tahoe Donner Recreation and Park District shall establish a mechanism for transferring parkland and recreational facilities within the Plan area to TDRPD.	<i>Recreation and Trails Section As a Policy Under Goal 7A</i>	
4.12 Visual Resources			
MM 4.12.2a	New hardscape features, such as parking lots and ball courts, and new non-native softscape features, such as golf courses, turf areas, and trails, shall be screened from public views from the open valley, SR 267, and public roadways.	<i>Community Design Section As a Policy Under Goal 2C</i>	
MM 4.12.2b	All public and private subsequent projects shall be required to submit detailed architectural renderings, site plans, landscaping plans, and visual simulations demonstrating project consistency with the applicable Martis Valley Community Plan policies and other applicable design guidelines, development standards and policies.	<i>Community Design Section As a Policy Under Goal 2A</i>	
MM 4.12.2c	Plans for fences/walls shall be submitted to the Placer County Planning Department for review during project application processing. Fencing within the Plan area shall follow these guidelines: <ul style="list-style-type: none"> a. All fencing shall be open fencing that provides adequate spacing for wildlife passage, in consultation with California Department of Fish and Game; b. Use of retaining walls shall be limited to the maximum extent possible and shall be screened with native vegetation; Walls and fences shall not be visible along the open valley, SR 267, or other public roadways.	<i>Community Design Section As a Policy Under Goal 2A</i>	
MM 4.12.3	Development within the Plan area shall use non-reflective surfaces on the exterior of structures.	<i>Community Design Section As a Policy Under Goal 2A</i>	
MM 4.12.4a	Outdoor light fixtures for subsequent non-residential areas (such as commercial and recreation areas) shall be low-intensity, shielded and/or directed away from residential areas and the night sky. All light fixtures shall be limited to 15 feet in height and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Lighting plans shall be provided as part of improvement plans to the County with supporting documentation that adjacent residential areas will	<i>Community Design Section As a Policy Under Goal 2A</i>	

8.0 DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Mitigation Measure Description	Placement in Community Plan	Verification
	not be adversely affected and that offsite illumination will not exceed 1-foot candles from project sources.		
MM 4.12.4b	Outdoor light fixtures shall be designed to be turned off when not in use where security and safety is not a concern. This requirement shall be included in lighting plans submitted to the County as part of improvement plans.	<i>Community Design Section As a Policy Under Goal 2A</i>	
MM 4.12.4c	Street light fixtures shall be restricted to roadway intersections and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Offsite illumination shall not exceed 1-foot candles due to lighting sources.	<i>Community Design Section As a Policy Under Goal 2A</i>	
MM 4.12.4d	The County shall require that subsequent residential project design guidelines and/or project CC&Rs shall restrict residences from utilizing flood and/or spot lighting fixtures. All resident light fixtures shall use low-pressure sodium lamps or other similar lighting fixture and shall be shielded away from adjoining residents and the night sky.	<i>Community Design Section As a Policy Under Goal 2A</i>	
MM 4.12.4e	Nighttime lighting shall not be allowed for golf course driving ranges, sports fields, and ski terrain.	<i>Community Design Section As a Policy Under Goal 2A</i>	
MM 4.12.4f	Project design guidelines and/or project CC&Rs shall be submitted by each project applicant to the Placer County Planning Department for review and approval to verify that lighting standards are in place.	<i>Community Design Section As an Implementation Program</i>	